

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
AUGUST 6, 2003

The Regular Meeting of the Board of Architectural Review was held on Wednesday, August 6, 2003, at 1:00 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mr. Charles R. Day, Chairman.

ROLL CALL

Members Present: Mr. Charles R. Day, Chairman
Mr. Thomas C. Phillips, Jr.
Mrs. Betsy White
Mrs. Doris Shuman

Comprising a quorum of the Board

Members Absent: Mr. Andrew Hargroves

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning

Visitors: Dr. Robert "Bob" Gilmer
Mr. Rick Rose
Ms. Lena McNicholas
Ms. Kitty Henninger
Ms. Vicky Marsh
Mr. John Jordan
Mr. Emmitt Yeary, Attorney
Mr. Sam Hurt
Mr. Luther Cain
Ms. Carol Fields
Others

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(2) Approval of Minutes:

Regular Meeting, July 2, 2003

Motion was made by Mr. Phillips, seconded by Mrs. Shuman, and unanimously resolved to approve minutes of the Regular Meeting, July 2, 2003.

Special Meeting, July 9, 2003

Motion was made by Mrs. White, seconded by Mrs. Shuman, and unanimously resolved to approve minutes of the Special Meeting, July 9, 2003.

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(3) **Barter Green Project**

Mr. Day stated that the Barter Green Project was not listed as an agenda item for this meeting, however, since it was discussed at the last meeting and several persons involved with the project are present at this meeting, the floor would be open for any comments or presentations, however, there would not be any decisions made.

Dr. Gilmer, Chairman of the Barter Green Committee, stated he felt the Barter had decided on a plan that would be accepted by the Town. He emphasized the urgency in making a decision on this project in order to proceed with grant processes. He stated that there are public foundations quite interested in this process and development but are waiting for the Town's decision. Therefore, the process for securing funds to proceed is being delayed and could be delayed another 12 months.

Mr. Day stated that the Board could take no action on this project until the final and detailed drawings are submitted to the Board for review.

Mrs. McNicholas stated that even though this might be an urgent decision for the Barter, Mr. Rose and the architect, she felt this is a very important decision and she doesn't feel one should be made to feel he is being pressured into any decisions.

Mrs. Henninger, representing the Historical Society of Washington County, stated that she felt there is the idea that the entire Town is happy with this proposed matter but believed there were a lot of people who were not totally happy with the proposed improvements. She stated that she felt since the area is located in the Historic District, if at all possible, architectural aspects from the old Preston home should be used. Also, there should be historic brick, and landscaping used.

Ms. Marsh stated she was concerned about the extra drainage that would be added to the existing drainage problems in the area.

Mr. Phillips stated that he was aware of the drainage problem that Ms. Marsh referred to. He stated that the existing drainage problem originates from the library parking lot across Valley Street. He further stated that Mr. Vernon, Director of Public Works, was also aware of the problem and that it has been determined that no more water should be routed into that system unless it can be accommodated.

Mrs. White gave her assurance to those present that the Board of Architectural Review has strict guidelines that must be followed in order to protect natural resources, also that the Board will proceed with as much haste as possible and act as quickly as they can, making decisions to the best of their ability for all concerned.

Mr. Phillips further stated that this is an unusual project, something that the Board doesn't handle every day.

Mr. Yearly stated that he felt this was a very important project, not only for the Barter Theatre but, also, for the Town of Abingdon as well; a project that will affect the Town and its generations for years to come. He felt that the Town has come along way in getting standardization including requirements for issuance of permits in order to do certain things, in order to preserve the Historic District. Examples of this included the requirement of obtaining the benefit of an expert before planting or cutting a tree on public property and before changing the architecture of a structure the applicant must appear before this Board. He further stated that often times in years past it has been the perception, perhaps in some cases a fact, that permission is granted or withheld sometimes base upon not the project itself or quality of the project but sometimes perceived as to whether permission is granted or withheld is who, what you are, or what you may have. This is a perception right or wrongly held and long overdue, and must be done away with.

Mr. Day stated that he had been a part of this Board since it was founded and he wanted to assure everyone that decisions made by this Board has nothing to do with the status of the applicant and anyone who holds that opinion is wrong.

After several comments and opinions were heard from citizens present at the meeting, this project was tabled for further review at a later date.

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- (4) Certificate of Appropriateness – Fred and Gypsy Holt, 132 Valley Street, N.E., Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of the following proposed changes to be made at property located at **132 Valley Street N.E. Tax Map No. 12 (10) 1, 2.**

1. Paint outside of house

Currently, paint is peeling at various locations on house (under eaves and sides of exterior walls) due to excessive moisture and inadequate drainage. The storm windows are non-anodized (unpainted) aluminum frame type on sides and rear of house. The storm windows on the front of the house are the same material, but have been painted white. Non-anodized aluminum storm doors are currently used for the Pecan Street and Valley Street side doors.

It is proposed to paint the house, remove the side and rear storm windows and replace the side and front storm doors with more appropriate, darker trimmed, energy efficient storm doors. Any damaged wood will be restored to original look with same material prior to painting. The paint color scheme for the house will be white for the siding with white for the trim (original colors of the house). The color for both front and rear porch floors will be the historic black/green. Doors will remain the same color.

After discussion, Mrs. Shuman made a motion that the paint colors and porch floor colors be approved. Mrs. White seconded the motion, with unanimous approval.

2. Replacement and repair of existing aluminum gutters

Currently, existing gutters are the k-type. They are supported by 1 in. x 4 in. wood attached underside of the eaves. Due to missing downspouts, water splashes against the house at different locations and this has resulted in rotted baseboard, porch wood foundations, and siding.

It is proposed to replace and repair existing aluminum gutters that will be developed with more detail. If economical, the applicant would like to install half round white anodized aluminum gutters to be mounted in a manner appropriate for the period.

This request will be submitted for approval at a later meeting date.

3. Landscaping/yard improvements

Currently, the existing yard is overgrown and detracts from view and appearance of house. Weeds and shrubs have matured to the point that the iron fence that borders Valley Street and Pecan Street is not easily seen. Tree limbs are so close to the ground that a view of the house from Plum Alley and Pecan Street is obscured, which raises security issues for the homeowner in the evening. The car awning supporting a grapevine is of aluminum and not in keeping with the period and needs to be removed. There are no shrubs hiding the heat pumps located at the side of the house and the conduit to the heat pumps was left laying on the ground, very unattractively and unprofessionally cut through the steps and decking of the back porch.

It is proposed to contract with Greentree Garden Center and have the yard cleaned, iron fence painted black, mulch and topsoil added, arched brick walkway on Pecan Street side of house cleaned off, removing lower limbs, yard properly graded, put day lily bed between backyard fence and Plum Alley, relocate/add English boxwoods to appropriate positions around house and heat pumps, remove the car awning next to the existing garage, current gray driveway gravel replaced with brownstone pea gravel.

After discussion, Mrs. Shuman made a motion that landscaping and yard improvements be approved. Mr. Phillips seconded the motion, with unanimous approval.

4. Electrical work

Currently, there is an electrical box visible from the street that is tied to a 4 in. x 4 in. treated post with bungee cords. The knockouts on the top of the electrical box have been removed, a possible entry point for rainwater. The box is wired for 220 volt current. A cracked five-gallon bucket has been placed over the electrical box to keep rainwater out. The box is not locked and is 3 ½ ft. off the ground, high enough for children to open and be electrocuted. Apparently, the high voltage was for an outbuilding that has been removed; only the concrete pad remains. The electrical box was still needed for garage electricity, but not properly handled to code.

It is proposed to remove this protrusion from the ground in a safe way so that it will be out of view from the street and out of harms way for children.

After discussion, Mrs. Shuman made a motion that the electrical work, as described, be approved. Mrs. White seconded the motion, with unanimous approval.

5. Fencing

Currently, the existing fence is painted treated wood. The fence begins on the Pecan Street side where the iron fence ends, continues along Plum Alley and ends at the garage.

It is proposed to add treated 1 in. x 4 in. wood slats with a point design at the top along the fence to transition the current fence style to picket. A wood picket fence gate will be added near the intersection of Plum Alley and the driveway for yard access from the driveway and Plum Alley.

After discussion, Mrs. Shuman made a motion that the fencing be approved. Mrs. White seconded the motion, with unanimous approval.

6. Installation of porch ceiling fans

Currently, there are no ceiling fans on porch.

It is proposed to install three (3) simple 52 in., white fans (without light kits).

After discussion, Mrs. Shuman made a motion that the three (3) ceiling fans be approved. Mr. Phillips seconded the motion, with unanimous approval.

7. Future doors and lighting

To be presented at a later meeting date.

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- (5) Certificate of Appropriateness - **Kyle P. Macione, (Peyton Boyd, Architect, Representative)**, 142 East Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of changes to landscaping for property located at **142 East Main Street. Tax Map No. 13 (1) 117.**

This is a request to include an extension of the existing serpentine brick wall, a new brick wall dividing upper and lower areas of the side garden, a stone retaining wall to permit a portion of the lawn to be raised and leveled, and a cast iron picket fence to enclose the front lawn.

All existing trees and shrubs on the Pecan Street property line will be removed with the exception of a large willow tree. New landscape planting will be installed after the hardscape construction has been completed.

After discussion, Mrs. Shuman made a motion that this request be approved. Mrs. White seconded the motion, with unanimous approval.

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(6) DISCUSSION - Historical Markers

There was a brief discussion regarding a letter received from the Historical Society concerning preservation of historical markers.

Mr. Day agreed that historical markers need to be preserved and he felt that any work to be done will not disrupt them.

This will be discussed in detail at a later meeting date.

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- (7) DISCUSSION - REVIEW GUIDELINES, Old and Historic Zoning District and Barter Green Plan

A continued work session for discussion of the REVIEW GUIDELINES and the Barter Green Plan was set for Monday, August 11, 2003 at 7:00 P.M.

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There being no further business, the meeting was adjourned.

Charles R. Day, Chairman

Albert C. Bradley, Secretary